

Minutes of a Regular Meeting Town of Los Altos Hills PLANNING COMMISSION

Approved 8/6/2009

THURSDAY, July 2, 2009, 7:00 p.m.
Council Chambers, 26379 Fremont Road

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Town Hall.

Present: Chairman Harpootlian, Commissioners Collins, Clow, Abraham, and Partridge

Absent: None

Staff: Debbie Pedro, Planning Director; Richard Chiu, City Engineer and Public Works Director; Karen Jost, City Clerk; Brian Crossman, Special Counsel; David Keyon, Associate Planner; Nicole Horvitz, Assistant Planner; Lauren Mattern, Consultant Planner; Geoff Bradley, Consultant Planner; and Victoria Ortlund, Planning Secretary

Commissioner Cottrell was recognized for his contribution to the Town during his years of service on the Planning Commission.

2. ADMINISTRATION OF THE OATH OF ALLEGIANCE AND SEATING OF THE NEWLY APPOINTED PLANNING COMMISSIONER

Karen Jost, City Clerk, administered the oath of allegiance to Richard Partridge as a newly appointed member of the Planning Commission.

3. RE-ORGANIZATION OF THE PLANNING COMMISSION

MOTION MADE, SECONDED, AND PASSED UNANIMOUSLY: Motion by Commissioner Abraham and seconded by Commissioner Collins to appoint Eric Clow as Planning Commission Chairman for a one year term.

MOTION MADE, SECONDED, AND PASSED UNANIMOUSLY: Motion by Commissioner Harpootlian and seconded by Commissioner Collins to appoint Jim Abraham as Planning Commission Vice-Chairman for a one year term.

4. PRESENTATIONS FROM THE FLOOR – none

Planning Commission Ex Parte Contacts Policy Disclosure:

- Item 5.1 Commissioners Harpootlian and Abraham had met with Waidy Lee and Earl Killian; Commissioner Clow had met with Beverly Brockway, Waidy Lee and neighbors.
- Item 5.3 Commissioners Harpootlian, Abraham, and Partridge had met with the project manager; Chairman Clow had met with workmen at the site.

5. PUBLIC HEARINGS

- 5.1 LANDS OF BROCKWAY (Formerly Lands of Moeller), 11990 Page Mill Road; File #101-09-MISC; Conditional exception pursuant to 9-1.1501 of the Los Altos Hills Municipal Code to allow an existing overhead utility line (section between points C and D on the map) that was proposed to be undergrounded to remain above ground; CEQA Review: Categorical Exemption per Section 15301(b) (Staff: Richard Chiu).

Richard Chiu, City Engineer and Public Works Director, explained that the City Council had reviewed the appeal of the City Engineer's approval of the subdivision improvement plan on June 11, 2009. City Council supported allowing an overhead utility line located between points C and D and forwarded the matter to the Planning Commission to see if they could make the findings of support for the Conditional Exception. They directed staff to examine the fire safety issues for the lines. PG&E had suggested fire mitigation measures that included the use of tree wire and trimming and/or removal of trees. A vehicular access for service of the wires and transformer had been requested by PG&E if the utilities were undergrounded.

Commissioner Harpootlian asked for the location of the original house's electrical service.

Richard Chiu replied that the original house on parcel A had received power via overhead lines from pole F.

Commissioner Partridge asked why PG&E had required the access road.

Richard Chiu said that underground lines that require a transformer must have an access easement to maintain and service the lines and transformer.

OPENED PUBLIC HEARING

Earl Killian, appellant, said that staff's approval of the undergrounding plan from C to D ignored the 2007 Planning Commission recommendations. At the City Council public hearing for the underground utility plan, City Council said that the C to D undergrounding plan was problematic and referred it to the Planning Commission. The staff report reflected the problems with the C to D undergrounding plan and recommended an exception. So the C to D plan is not an option; but an exception would mean that no other undergrounding plans would work. Alternative plans exist that should be considered for undergrounding the utility lines for the subdivision. According to the General Plan, utilities must be installed underground for new subdivisions and these vital services must be protected. Safety issues included not only the potential for fires from the overhead lines, but also making and keeping the utilities safe from a fire. No special conditions or circumstances exist on the property to grant an exception. The public's best interest would not be served by approving an overhead utility line.

Waidy Lee, appellant, discussed options for location of the utility line, clarified information, and stated that she was willing to work with the developer of the subdivision.

Earl Killian felt that an exception would effectively amend the General Plan and set a precedent for future subdivision developments. The time schedule for the subdivision should not be a factor in making decisions regarding the utility lines. He urged approval of the neighbor's plan.

Commissioner Abraham asked if Earl Killian and Waidy Lee would be willing to work with Beverly Brockway to build a system together on a cost sharing basis.

Waidy Lee and Earl Killian replied in the affirmative.

Earl Killian said that his home is now serviced from pole C, so a trench for a low voltage line from pole G would be needed.

Commissioner Harpootlian asked if with the elimination of A to B to C that the subdivision would be responsible for power from F to E.

Earl Killian answered yes, and that the line could be placed under the driveway. Although F is in the unincorporated Santa Clara area, the plan from F to E should be investigated before granting a conditional exception as directed by the General Plan.

Jeff Lea, Civil Engineer, explained that PG&E required a fully accessible driveway with a turnaround for an underground 12kv transmission line. A driveway off Page Mill (near pole F) onto the property would be too steep to be approved. To utilize a connection at F would require that the existing lines and poles from F to G, G to A, and A to the next pole would need to be upgraded. Directly coming into the property from F is not possible, but a route from F down Page Mill Road to Central Drive might be possible.

Beverly Brockway, applicant, stated that she had purchased the property in October of 2007. Communication with the neighbors had occurred as evidenced by emails. She was willing to

underground the utilities from D to C; but PG&E, the City Council, and the neighbors did not like that location. She described an alternative plan connecting parcels A and B to pole B.

Commissioner Abraham asked if a route from A to G to F to H to E as a three phase feeder above ground could be considered.

Beverly Brockway preferred to use one of the submitted plans because an approval from PG&E for a new plan would take four to six months. If one of the plans was approved for the two lots, she could finish the subdivision.

Commissioner Abraham asked if Beverly Brockway would grant an easement to bury a conduit for a single service line (low voltage, secondary service) to the Killian/Lee property from C along the property line between parcels A and B (the dashed purple line on the map) to the planned driveway continuing to E (parallel to the conduits for the subdivision).

Beverly Brockway said she would allow an easement (after a discussion with her engineer) for a single service but not a main transmission line.

Brian Crossman, Assistant City Attorney, said the appeal was currently pending before the City Council. The City Council had requested that the Planning Commission only determine whether the circumstances exist to make findings for the conditional exception for C and D for the Lands of Brockway parcels.

Chairman Clow explained that the Planning Commission's findings would reflect what they believed to be true and would be sent to the City Council along with their recommendations.

CLOSED PUBLIC HEARING

Commissioner Abraham stated that the Town's General Plan and Municipal Code were specific regarding the requirement for undergrounding of utilities for subdivisions. The danger for fire in the area is high and a real concern. He considered the undergrounding of C to D a bad idea. The alternative plan suggested by the neighbors was a viable plan, as was the plan from pole F onto parcel A. It would be difficult justifying positive findings allowing the conditional exception.

Commissioner Harpootlian did not want parcels A and B supplied with power from pole C. He suggested allowing the line to remain overhead from C to D but require a bond to offset the costs for the future undergrounding of the lines from A to G to F to H to E.

Commissioner Collins supported staff's recommendation for the conditional exception to allow overhead utility line segment C to D.

Commissioner Partridge said that leaving the existing power lines was a better option than undergrounding C to D and the need for an access road. However, the general plan states that new connections shall be undergrounded. Having parcel A and B receive power from pole E would not require the parcels to connect to pole C (no connection to an existing overhead distribution line) and eventually a different path to route the power may be found. Collecting a

bond for a future undergrounding was not an acceptable option. He supported drawing power from pole E (no connection to the 12 kv line) or staff's recommendation.

Chairman Clow felt that this was one of the most fire prone areas of the Town. The General Plan's requirement to underground utilities for subdivisions was not for aesthetics alone, but also as a public safety issue for fire.

MOTION MADE TO AMEND PRESENTED MOTION AND FAILED DUE TO LACK OF SECOND: Motion made by Commissioner Partridge to amend the following motion and forward to the City Council only findings 1 through 5 and remove finding 6.

MOTION MADE, AMENDED, SECONDED, AND PASSED BY ROLL CALL VOTE: Motion made by Commissioner Abraham and seconded by Commissioner Harpootlian to forward to the City Council the following findings regarding requested conditional exceptions for undergrounding utility lines:

1. Regarding the undergrounding of utilities required by the City Council as condition #7 of the subdivision approval March 8, 2007, the Planning Commission finds that there are no special circumstances or conditions that would provide a basis for an exception to the requirements of the General Plan or Ordinances for undergrounding utilities.
2. The Planning Commission finds that the General Plan specifically addresses and requires the undergrounding of utilities and subdivisions.
3. The Planning Commission in agreement with the developer and the City Council finds that undergrounding just C to D does not provide a significant benefit to the Town along the lines and goals of the General Plan and therefore does not satisfy the undergrounding requirement.
4. The Planning Commission finds that the Town's Ordinances specifically address and requires the undergrounding of utilities within a new subdivision.
5. The Planning Commission finds that the Town's ordinances do not provide for the removal of requirements by the City Engineer without the approval of the City Council and then only when it is in the public interest. Clearly it is not in the public interest to remove any portion of the utility undergrounding requirement.
6. The Planning Commission finds that the proposal submitted by the neighbors March 8, 2009 (attachment #3 of agenda item 5.1 in the Planning Commission meeting July 2, 2009) does meet the requirements of the General Plan and the Town Ordinances and is feasible, therefore it or another solution that fully satisfies the General Plan and Town Ordinances and is required. An alternative from F undergrounded to E could be to overhead from A to G to F to H to E.

AYES: Commissioners Abraham, Harpootlian and Chairman Clow
NOES: Commissioners Collins and Partridge

Commissioner Abraham stated that the discussion locations are as presented on attachment 3 included with item 5.1 in the Planning Commission meeting packet of July 2, 2009. The map does not accurately show the existing conditions as most of the trees along Page Mill Road have been removed.

MOTION MADE, SECONDED, AND PASSED BY ROLL CALL VOTE: Motion made by Commissioner Abraham and seconded by Commissioner Harpootlian to forward the following recommendations to the City Council:

- a. That the overhead line section between C and D must be removed because it is a requirement for the subdivision.
- b. The pole at location C must be relocated to the east because it is located on the Brockway property and not allowed in the subdivision.
- c. The 12kv power between A, G, and F be upgraded to 3 phase and sufficient capacity for the actual load conditions.
- d. A new underground section of 12kv 3 phase line be installed between F and E. Several options are available; along or in Page Mill Road and Central Drive or in the new pathway underground along the west side of the Brockway property or along a line from F to the location of the old house on the left side of Parcel A joined down to pole E. The last option has the advantage of providing any required access by PG&E without including additional hardscape.
- e. An agreement, including cost sharing, would be possible between Brockway and Killian/Lee to power Killian/Lee from a new line running from F to E. Such an agreement would be a major benefit to all by reducing costs for all parties, allowing for the removal of overhead wires from A to B to C to D to E (approximately 910 feet of 12kv 3 phase line). The removal of the overhead would not only be a major aesthetic improvement but most importantly a very major safety enhancement.

Commissioner Abraham clarified that the option from F to E would go from F to H to E and then feed parcels A and B by extending the line from E along the driveway on the proposed plans. The other alternative would be from F to about the location of the old house on parcel A underground along the driveway to the point at E.

AYES: Commissioners Collins, Abraham, Partridge, Harpootlian and Chairman Clow
NOES: None

These recommendations and findings will be forwarded to a future meeting of the City Council.

5.2 LANDS OF SINGH, 11267 Magdalena Road; File #298-08-ZP-SD-GD; A request for a Site Development Permit for a new 5,675 square foot two-story residence (maximum height 29 feet) with a 1,098 square foot basement, and a 700 square foot swimming pool. The applicant is requesting a grading policy exception for up to 8 ½ feet of cut for the rear yard and patio. CEQA Review: Categorical Exemption per Section 15303(a) (Staff-David Keyon).

Planning Commission Ex Parte Contacts Policy Disclosure:

David Keyon, Associate Planner, presented the staff report for the proposed two-story residence with a basement. The vacant parcel was created in 2004 as part of a two lot subdivision. A Grading Policy exception for up to 8 1/2 feet of cut is requested for the back yard area and to allow air and light into the rear of the house.

OPENED PUBLIC HEARING

Ajay Singh, applicant, explained that the site had a drainage swale and a significant slope at the rear of the lot.

Tony Meo, designer, said the new house was planned to work with the hillside as much as possible with a single story in the front and two stories in the rear. The grading exception is for the small yard area in back of the house.

CLOSED PUBLIC HEARING

Commissioners Collins, Harpootlian, Abraham, and Chairman Clow supported the project as submitted.

Commissioner Partridge supported the project but commented on the water needs of the lawn in time of drought.

MOTION MADE, SECONDED, AND PASSED UNANIMOUSLY: Motion made by Commissioner Harpootlian and seconded by Commissioner to Abraham to approve the requested Site Development Permit and Grading Policy exception for 11267 Magdalena Road, Lands of Singh, subject to the recommended conditions of approval and findings of approval.

AYES: Commissioners Collins, Harpootlian, Abraham, Partridge and Chairman Clow
NOES: None

This item is subject to a 22 day appeal period and will be forwarded to a future meeting of the City Council.

- 5.3 LANDS OF JJP REALTY ENTERPRISES, LLC, 11481 Magdalena Road; File #60-09-ZP-SD-GD; A request for a Site Development Permit for a 7,065 square foot tennis court and a 7,065 square foot bunker garage. The applicant is also requesting a Grading Policy exception of up to 14.2 feet of cut for the bunker garage. CEQA Review: Categorical Exemption per Section 15303 (e) (Staff-Nicole Horvitz).

Nicole Horvitz, Assistant Planner, presented the staff report for the application for a tennis court with bunker garage. The Planning Commission approved the new residence (which is still under construction) and a tennis court in 2000. The tennis court approval had since expired. The landscape screening plan had been approved in 2002 and a swimming pool approved in 2008. The requested tennis court with a bunker garage was proposed in the approximate location of the previously approved tennis court. A Grading Policy exception of up to 14.2 feet of cut is requested for the bunker garage access with terraced retaining walls, and up to 5.3 feet of cut along the west side of the tennis court for a yard area. Landscape screening for the tennis court will include 24" box redwoods, 15 gallon wax myrtles, 24" box Chinese pistache, 24" box Carolina cherry, 24" box coast live oak, 24" box bay laurel, and 24" box olive trees.

OPENED PUBLIC HEARING

Patrick Whistler, landscape architect, explained that drainage from the tennis court would pass through a vegetative swale before entering the storm drain system.

Commissioner Harpootlian asked about the water source for irrigation purposes and if lighting was planned for the tennis court.

Patrick Whistler replied that there was no well on the property and irrigation water would come from domestic sources. The only lighting for the tennis court would come from louvered down lights for landscaping positioned 18" above the playing surface.

Ken Greer, Magdalena Road, had concerns that the tennis court was positioned too closely to his house and backyard. The lot is large and a different location for the tennis court should be available.

Mrs. Greer, Magdalena Road, said that she had been told that there was an alternative plan for the tennis court and relocation may be possible.

Patrick Whistler stated that another location for the tennis court had been discussed but would need a greater Grading Policy exception and large retaining walls.

Chairman Clow asked if the proposed landscape screening would be agreeable to the Greer's.

Mrs. Greer replied that the tennis court would be in line with their view through the hills to the city lights. She did not know if the landscaping would disrupt the view.

Ken Greer said that the planned redwood trees would completely block their view.

Patrick Whistler stated that he had no problem with removing the redwood trees from the plan and would work closely with the neighbors.

Commissioner Collins said that noise from the tennis court was an issue. Landscaping would not mitigate the noise.

Commissioner Abraham asked about suitability of the alternative location for the tennis court.

Staff explained that the site is on a down slope which would require substantial fill.

Jim Crowther, Magdalena Road, had concerns about the potential sound from the tennis court. He wanted mitigation measures installed to protect the neighbors from the annoyance of the noise.

CLOSED PUBLIC HEARING

Commissioner Collins felt there were limited locations for the tennis court on the lot. Moving the tennis court ten feet closer to the house would make no difference in noise reduction for the neighbors. Sound attenuation must be required.

Commissioner Harpootlian said moving the tennis court was a feasible and better alternative than attempting to mitigate the sound.

Commissioner Abraham supported moving the tennis court and requiring sound mitigation. The neighbor's view must not be obstructed by the height of the trees in the landscaping.

Commissioner Partridge supported requiring two layers of sound mitigation for the tennis court; one at the edge of the tennis court and one at the property line. He preferred staff's recommended alternative to approve only the tennis court or a reduction in the Grading Policy exception cut for the bunker.

Chairman Clow stated that the applicant must work with the neighbors to assure that the mature height of the trees would not ruin their view. He was undecided on whether to allow the tennis court. If the tennis court was approved, the bunker should be also and sound attenuation with solid walls would be required.

MOTION MADE, AMENDED, AND FAILED DUE TO LACK OF SECOND: Motion made by Commissioner Collins to approve the requested Site Development Permit for the proposed tennis court and bunker garage and requested Grading Policy exception subject to the conditions of approval and findings of approval in Attachments 1 and 2. The tennis court will have sound attenuation with a sound mitigating fence along the tennis court as well as one along the property line. The applicant would work with the neighbors on the choice of screening along the property line to preserve their views.

MOTION MADE, SECONDED, AND FAILED: Motion made by Commissioner Partridge, seconded by Commissioner Collins, and failed by the following roll call vote to approve the requested Site Development Permit for the proposed tennis court only; subject to the conditions of approval and findings of approval in Attachments 1 and 2. The tennis court will have sound attenuation with a sound mitigating fence along the tennis court as well as one along the property line. The applicant will work with the neighbors on the choice of screening along the property line to preserve their views.

AYES: Commissioners Partridge and Collins

NOES: Commissioners Abraham, Harpootlian and Chairman Clow

MOTION MADE AND FAILED DUE TO LACK OF SECOND: Motion made by Commissioner Harpootlian to relocate the tennis court to the alternative location allowing a bunker of the size possible with up to 14 feet of cut and/or fill.

MOTION MADE, SECONDED, AND PASSED BY ROLL CALL VOTE: Motion made by Commissioner Abraham and seconded by Commissioner Harpootlian to continue the requested Site Development Permit directing the applicant to return to the Planning Commission with plans showing a relocated tennis court and bunker.

AYES: Commissioners Harpootlian, Partridge, Abraham, Collins, and Chairman Clow

NOES: none

This item is will be forwarded to a future meeting of the Planning Commission.

- 5.4 MANDATORY UPDATE OF THE HOUSING ELEMENT OF THE GENERAL PLAN AND NEGATIVE DECLARATION. One of the mandatory elements of a General Plan is a Housing Element that analyzes housing needs and adopts goals, policies, programs and quantified objectives to provide for housing needs. State law requires each town, city, and county to prepare a Housing Element that must be updated once every five years. The 2009 Housing Element is the statutory update of the Town's Housing Element which was adopted by the Town and certified by the State in 2002. The Housing Element Update is subject to CEQA and an Initial Study and Negative Declaration has been prepared for public review and comment.

Debbie Pedro recognized two members of the Housing Element sub-committee present in the audience, Councilmember Ginger Summit and Dot Schriener.

Lauren Mattern, Consultant Planner, presented the draft update of the General Plan's Housing Element. Responses to new requirements from the State for housing people with disabilities, increased detail for site inventories, improved coordination with water and sewer providers, and addressing the needs of low income households are reflected in the update. Also required was the analysis of the need and a potential location for a homeless shelter.

Staff explained that the State mandated homeless shelter would not be the same type of emergency housing that would be needed during a disaster.

Lauren Mattern stated that the Housing Element sub-committee had provided guidance, discussed policy ideas, and reviewed the draft document. On March 31, 2009, a community workshop was held to gather feedback from the public. A Town-wide Second Unit survey and public comment form had been mailed to all residences to obtain information on second units and to solicit public input on general housing issues.

Commissioner Harpootlian asked why the Town was not eliminating the requirement for an additional parking space to encourage more second unit construction.

Staff explained that the City Council had mandated an extra parking space for second units when the Second Unit Ordinance was approved. An ordinance amendment would be needed to change that requirement.

Commissioner Harpootlian commented that on page 59, the Eucalyptus Ordinance should be considered for inclusion. On page 35 there is no program listed regarding the issues with the Los Altos Sanitary Sewer District and as a significant constraint to development, there should be a policy to address it.

Chairman Clow asked if the 95 pre-zoned lots mentioned on page 47 in program 7 were a quarter acre in size. He felt that changes to the Town should be seriously considered before annexing so many homes that are completely out of character with the Town's building ordinances. He felt

that inclusion of annexation language into the Housing Element creates a momentum to annex the homes and he requested wording that would make annexation less likely.

Staff explained that the program was carried over from the previous Housing Element were it helped meet the higher density requirement as the lots are under the Town's sphere of influence.

OPENED PUBLIC HEARING

Dot Schreiner, Saddle Mountain Drive, said that for the 2002 Housing Element update, the State physically examined all vacant lots in Town to determine how much development could be accommodated on each lot for their desired multiple-family housing units. The second unit program at that time was written to fulfill this requirement. She suggested that in the 2009 General Plan update floor area credit for basements should be included to continue to carry out the density bonus directive.

Chairman Clow suggested wording for a new policy stating that second units are allowed a basement for density bonus.

Carol Gottlieb, Summerhill Avenue, suggested changing the word "rural" to "semi-rural" in the Housing Element to be consistent with the General Plan wording. She felt the age characteristics of the document left the impression that older residents were not encouraged to stay in the Town and the language should be modified to remove that idea. Many second units located in the unincorporated area of the county do not have additional on-site parking and the cars park on the street and obstruct the bike lanes. The additional on-site parking required for second units in Los Altos Hills keeps cars from parking on the street and pathways.

Ginger Summit, Lennox Way, said that it would be advantageous to include in the Housing Element the numbers of main residences that have portions of the house used for shared housing. She felt it was important to retain Program 7 regarding annexation. Following State guidelines, the Housing Element had been updated to address water conservation, landscaping, energy consumption, etc., to reflect current practices in the Town.

CLOSED PUBLIC HEARING

Commissioner Abraham thanked Dot Schriener for her work through the years on the General Plan and this update of the Housing Element.

Commissioner Harpootlian commented on the extraordinary effort made by the Housing Element subcommittee. He suggested the change to Item 15 on page 50 to consider eliminating the requirement for five parking spaces for secondary units where planned floor area is not greater than 5,000 square feet.

Commissioner Partridge supported approval of the Housing Element but wanted the typographical errors corrected.

Chairman Clow suggested that for Policy F on page 56, regarding ADA compliance, an ordinance could be considered to allow staff or Planning Commission the discretion to allow

grading exceptions for the purpose of achieving ADA compliant design. On page 76, explicit language should be added to a new density bonus ordinance to encompass the use of basements in second units.

MOTION MADE, AMENDED, SECONDED, AND PASSED BY VOICE VOTE: Motion made by Commissioner Harpootlian and seconded by Commissioner Abraham to recommend to the City Council to approve the initial study and negative declaration and adopt the proposed amendments to the Los Altos Hills General Plan Housing Element with the following modifications:

1. Correct typographical errors.
2. To page 50, add an Item 15, to read "Program considering eliminating the requirement for five parking spaces for secondary units where planned floor area is not greater than 5,000 square feet."
3. To page 76, modify Item 16, to suggest a specific ordinance allowing basements as part of second units and move the wording to a new Policy K on page 48.
4. To page 56, policy S, to "provide staff and Planning Commission flexibility for grading exceptions to meet ADA objectives."

AYES: Commissioners Harpootlian, Partridge, Abraham, Collins, and Chairman Clow

NOES: none

This item is will be forwarded to a future meeting of the City Council.

6. OLD BUSINESS - none

7. NEW BUSINESS – none

8. REPORTS FROM THE CITY COUNCIL MEETINGS

- 8.1 Planning Commission Representative for June 11th – Commissioner Clow
- 8.2 Planning Commission Representative for June 25th – Cancelled
- 8.3 Planning Commission Representative for July 9th – Commissioner Harpootlian
- 8.4 Planning Commission Representative for July 23rd – Commissioner Collins

9. APPROVAL OF MINUTES

- 9.1 Approval of June 4, 2009 minutes

MOTION MADE, SECONDED, AND PASSED BY VOICE VOTE: Motion by Commissioner Abraham and seconded by Commissioner Harpootlian to approve the June 4, 2009 minutes as presented.

AYES: Commissioners Collins, Harpootlian, Abraham and Chairman Clow

NOES: None

ABSTAIN: Commissioner Partridge

10. REPORTS FROM FAST TRACK MEETINGS –JUNE 23 AND JUNE 30

- 10.1 LANDS OF TREMBOIS, 10440 Albertsworth Lane; File #294-08-ZP-SD; A request for a Site Development Permit for a 5,889 square foot two story new residence (Maximum height 26'6") with a 2,762 square foot basement, 651 square foot new pool cabana, and a 912 square foot swimming pool. CEQA Review: Categorical Exemption per Section 15303(a) and (e) (Staff-Nicole Horvitz) (Approved with conditions).
- 10.2 LANDS OF MARGARETIC, 23601 Camino Hermoso; File #258-08-ZP-SD; A request for a Site Development Permit for a 3,158 square foot first and second story addition, a 94 square foot basement addition, and interior remodel (Maximum height 28'). CEQA Review: Categorical Exemption per Section 15303 (a) (Staff-Nicole Horvitz) (Approved with conditions).

11. REPORTS FROM SITE DEVELOPMENT MEETINGS – JUNE 23

- 11.1 LANDS OF DUREKAS, 25893 Fremont Road; File #1-09-ZP-SD; A request for a Site Development Permit for a landscape screening plan for a new residence approved on June 28, 2007. CEQA review: Categorical Exemption per Section 15304(b) (Staff-David Keyon) (Approved with conditions).

12. ADJOURNMENT

The meeting was adjourned by consensus at 11:16 p.m.

Respectfully submitted,

Victoria Ortland
Planning Secretary